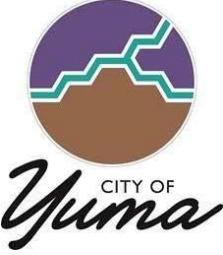


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on May 10, 2021, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

	<p style="text-align: center;">Agenda Summary Planning and Zoning Commission Meeting City Hall Council Chambers One City Plaza Yuma, AZ Monday, May 10, 2021, 4:30 p.m.</p>
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DUE TO COVID-19

The scheduled meeting from May 10, 2021 was canceled due to a lack of Quorum. Items from this agenda have been continued to the Planning and Zoning Commission meeting on May 24, 2021 at 4:30 P.M.

PUBLIC ACCESS.

Consistent with the Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meeting of the City of Yuma Planning and Zoning Commission will be conducted remotely through technological means along with limited public, in-person access, consistent with CDC social distancing guidelines.

Due to the very limited capacity available for in-person public access to the Planning and Zoning Commission Meeting, citizens wishing to make public comment regarding any item listed on the agenda are strongly encouraged to provide their comments in written format to email address planning@yumaaz.gov no later than 4:00 p.m. on April 26, 2021. Comments received timely will be entered into the permanent record of the referenced agenda item to be considered by the Planning and Zoning Commission.

**ADHERENCE TO CDC SOCIAL DISTANCING GUIDELINES ARE REQUIRED IN ALL PUBLIC BUILDINGS.
THE USE OF FACE COVERINGS ARE REQUIRED IN PUBLIC BUILDINGS WHEN CDC SOCIAL
DISTANCING GUIDELINES CANNOT BE ACHIEVED.**

A. CALL TO ORDER

B. CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

B.1 APPROVAL OF MINUTES –

April 26, 2021

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS – NONE

C. ACTION ITEMS-

C.1 CUP-33939-2021: This is a request by Maria A. Velez, on behalf of ZAYD, LLC C/O Realty Executives, for a Conditional Use Permit for an industrial use within 600' of residential in the Heavy Industrial/Infill Overlay (H-I/O) District, on the property located at 1275 W. 9th St, Yuma, AZ. *(Continued from April 26, 2021)*

C.2 CUP-34229-2021: This is a request by Joshua Royce, on behalf of RAD Properties, LLC, to allow the use of commercial recreation in the Light Industrial (L-I) District, for the property located at 987 E. 21st Street, Suite C, Yuma, AZ.

C.3 **CUP-34244-2021**: This is a request by Durban Development, LLC, on behalf of Southgate Mall, LLC, for a Conditional Use Permit to allow a drive-through for a vehicle oil change facility in the General Commercial (B-2) District. The property is located at 505 W. Catalina Drive, Yuma, AZ.

C.4 **ZONE-34231-2021**: This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 15.17 to expand the allowed uses for corner markets.

C.5 **ZONE-34232-2021**: This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 153 to update provisions related to the Subdivision Code.

C.6 **ZONE-34268-2021**: This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 06.03 to identify the permitted housing types within the Manufactured Housing Subdivision District (MHS).

D. PUBLIC HEARINGS – NONE

E. INFORMATION ITEMS

E.1 STAFF – General Plan Discussion - Parks, Safety, Conservation and Cost of Development

E.2 COMMISSION

E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).